

**Town of Middletown
Planning Department**

350 East Main Rd., Middletown RI 02842 (401) 849-4027

PL ANNING BOARD MINUTES

May 10, 2006

Board members present:

Art Weber, Vice Chairman Ron Wolanski, Town Planner

Jan Eckhart, Secretary Richard D'Addario, Asst. Town Solicitor

Richard Adams

Audrey Rearick

John Tucker

Colleen Aull

David Lawrence

The meeting was called to order at 6:30 pm.

Minutes

The minutes of the regular meeting of April 12, 2006 were reviewed.

Motion by Mr. Tucker seconded by Mr. Adams to approve the minutes. Vote: 6-0-1. With Mr. Lawrence abstaining.

Sitting as Planning Board

Old Business

1. Public Hearing - George P. Lewis, Proposed 5-lot minor subdivision & extension of Trout Dr., Plat 125, Lot 935, Preliminary Plan

Attorney Brian Bardorf, representing the applicant, stated that the results of research that has been completed regarding Bailey Ave. indicate that the road is not a public right-of-way in an area proposed for frontage of new subdivision lots. As such, the plan must be redesigned. He requested that the matter be continued to the June Planning Board meeting, at which time a revised plan will be presented.

Motion by Mr. Tucker, seconded by Mr. Adams, to continue the public hearing to the June 14, 2006 regular Planning Board meeting. Vote: 7-0-0

2. John Utz, 2-lot Subdivision, Paradise Ave. (Plat 127, Lot 1), Request for extension of subdivision approval

Mr. Wolanski stated that the applicant is in the process of addressing all the conditions of the approval.

Motion by Mr. Tucker, seconded by Mr. Adams, to grant a six-month extension to the to the Planning Board subdivision approval granted on September 14, 2005. Vote: 7-0-0

3. Discuss proposed mixed-use district comprehensive plan & zoning ordinance amendments.

Mr. Wolanski stated that the Town's consultant, attorney Andy Teitz,

was reaching completion of a draft for review.

By consensus the Board scheduled a subcommittee workshop meeting for June 5th and 3pm to review the draft.

4. D & B Valley Associates, LLC, Proposed 2-lot minor subdivision, Valley Rd & William Dr., Plat 114, Lot 4A. Preliminary Attorney Brian Bardorf represented the applicant.

The Board, by consensus, established a subcommittee to review the application and conduct a site visit on May 18th at 9am. The matter was continued to the June 14, 2006 Planning Board meeting.

5. Emily F. Foster, Proposed 2-lot minor subdivision, Plat 114, Lots 198 & 199, Preliminary Plan

The Board, by consensus, established a subcommittee to review the application and conduct a site visit on May 23rd at 9am. The matter was continued to the June 14, 2006 Planning Board meeting.

6. Donald P. O'Neill, Request for conceptual review, proposed 2-lot subdivision Plat 124, Lot 108, Mitchells Lane

Mr. O'Neill described the proposal to subdivide the subject property, and requested the Boards input.

The consensus of the Board was not favorable due to the proposal to divide the existing lot, creating two lots, both with less than the required lot area.

Mr. O'Neill was advised that he still had the option to submit a formal application for consideration if he wished.

7. Landings Capital and Development, LLC, Request for conceptual review of proposed subdivision of Navy land (Anchorage), Coddington Highway & West Main Rd. ,Plat 107SW, Lot 1

Mr. Weber stated that a subcommittee should be established to review the proposal.

Attorney Patrick Hayes, on behalf of his client, described the proposal to divide U.S. Navy land to allow for transfer to a private entity.

Christopher Bicho introduced himself as representing Landings Capital. He reviewed his prior experience with conversion of military housing. He stated that the project would address a need for affordable housing, particularly for working families, such as town employees. Twelve million dollars will be invested to redevelop the property. There would be 238 total condominium dwelling units, including a mix of 2, 3, and 4-bedroom units. Sale price would range from \$175,000 to \$275,000.

Mr. Wolanski stated that while the proposed units would be more affordable than other housing options, the units would not meet the definition of affordable housing as defined by state statute, and therefore would not assist the Town in meeting its 10% affordable housing requirements.

Mr. Bicho stated that the units will be eligible for first-time homebuyer financing through RIMFC. There will be restrictions on resale contained in the condo documents, and current renters in the units will be give the first right of refusal to purchase the unit. The units will not be restricted to low income buyers.

There was discussion regarding the roads. Mr. Bicho stated that the roads are in good condition and will remain private. All utilities on the property would remain private.

Bob Rulli, representing GMH Military Housing, referenced the May 4, 2006 memo from the Town Planner. He stated the GMH has been grant the authority Congressional action to act to dispose of the property. Utilities issues have yet to be resolved.

By consensus the Board scheduled a subcommittee meeting to review the proposal for May 16th at 9am. The matter was continued to the June 14, 2005 meeting.

8. Omni Land Development Company, Request for revision to previously approved major subdivision plan, West Main Rd. Plat 111, Lots 8, 9, 9A, 10

Mr. Wolanski stated that the Town Solicitor had advised that the Board conduct a public hearing as part of consideration of the proposed plan amendments.

Motion by Mr. Tucker, seconded by Ms. Aull, to continue the matter to the June 14, 2006 meeting for public hearing. Vote: 7-0-0.

9. Symon Cousens, Request for conceptual review, Proposed 3-lot subdivision, Island Drive & East Main Rd., Plat 117, Lot 5

Attorney Ken Delbashian described the project on behalf of his client. Two plan configurations were presented.

The consensus of the Board was in favor of the plan including a cul-de-sac road which would result in the creation of lots that meet the zoning requirements. The Board indicated that consideration would be given to waiver of the construction standards for the cul-de-sac.

10. Additional New Business – Consideration of 2006 CDBG application.

Mr. Wolanski stated that each year the Town submits an application for funding through the Community Development Block Grant program. The Planning Board must review the list of proposed projects to identify any potential inconsistencies with the town's Comprehensive Plan. Mr. Wolanski stated that there appears to be no inconsistencies with the plan.

Motion by Ms. Rearick, seconded by Ms. Aull, to certify the Town's proposed CDBG application as being not inconsistent with the Comprehensive Community Plan.

The Planning Board adjourned and reconvened as the Town Center Review Board

Sitting as the Town Center Review Board

12. David & Elizabeth Scott (dba Brewski's, LLC) – Request for covered deck addition to an existing commercial building (tavern), 10 Maple Ave., Plat 108 NW, Lot 54

Mr. Scott described the request.

Mr. Wolanski stated that the only concern regarding the Town Center regulations is for the proposed new sign, which would not meet the dimensional requirements.

The applicants stated that they were no longer requesting installation of the new sign.

Motion by Mr. Adams, seconded by Ms. Aull, to approve the proposed deck addition with the exception of any new signage. Vote: 7-0-0.

11. Middletown Taco Inc. (Taco Bell) – Request to modify existing internally illuminated pole sign, 641 West Main Rd., Plat 107, Lot 15.

Bob Paige of Beaumont Signs represented the applicant. He presented a proposal that would result in the reduction in height of the existing sign.

Mr. Wolanski stated that the Zoning OfficerI has determined that when a nonconforming sign is removed by the owner for any reason it loses its “grandfathered” status. It would be viewed as new sign if proposed for reinstallation.

The Board indicated that it could not support the reinstallation of the internally illuminated sign.

Mr. Paige requested a continuance to allow for further discussion with his client.

Motion by Mr. Tucker, seconded by Mr. Eckhart, to continue the matter to the June 14, 2006 meeting. Vote 7-0-0.

Motion by Mr. Tucker, seconded by Ms. Rearick, to adjourn. Vote: 7-0-0

The meeting adjourned at 7:45pm